



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-96875-20

In the matter of: 119, 90 ABSOLUTE AVENUE N
MISSISSAUGA ON L4Z0A3

Between: Sanjeev Spolia Landlord

and

Erika Lukosius Tenant

Sanjeev Spolia (the 'Landlord') applied for an order to terminate the tenancy and evict Erika Lukosius (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed NSF cheque charges and related administration charges.

This application was heard by videoconference on May 31, 2021. The Landlord's Legal Representative, Ramadevi Gavisetty, attended the hearing. As of 2:05 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:


1. The Tenant has not paid the total rent the Tenant was required to pay for the period from July 15, 2020 to June 14, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 8, 2020.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$2,350.00.
4. The Landlord incurred charges of \$14.00 for cheques tendered by or on behalf of the Tenant, which were returned NSF and \$40.00 for related administration charges.
5. The Landlord collected a rent deposit of \$2,350.00 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenant for the period from June 16, 2020 to October 8, 2020.
7. The Tenant paid \$14,100.00 after the application was filed. As of the hearing date the last payment the Tenant made was on February 23, 2021.

8. I have considered all of the disclosed circumstances in accordance with subsection 83 of the *Residential Tenancies Act, 2006* (RTA), including the impact of COVID-19 on the parties and whether the Landlord attempted to negotiate a repayment agreement with the Tenant, and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
9. It should be noted that this order does not reflect any payments that may have been made after the hearing date.

It is ordered that:

1. Unless the Tenant voids the order as set out below, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 9, 2021.
2. The Tenant shall pay to the Landlord \$10,461.20*, which represents the amount of rent owing and compensation up to June 28, 2021 and the total charges related to NSF cheques tendered to the Landlord by or on behalf of the Tenant, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$77.26 per day for compensation for the use of the unit starting June 29, 2021 to the date the Tenant moves out of the unit.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing* on or before July 9, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 10, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before July 9, 2021, then starting July 10, 2021, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord, on or after July 10, 2021.
8. If, on or before July 9, 2021, the Tenant pays the amount of \$14,340.00** to the Landlord or to the Board in trust, this order for eviction will be void. This means that the tenancy would not be terminated, and the Tenant could remain in the unit. If this payment is not made in full and on time, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. The Tenant may make a motion to the Board under subsection 74(11) of the Act to set aside this order if they pay the amount required under that subsection on or after July 10, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenant is only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

June 28, 2021
Date Issued



Diane Wade
Member, Landlord and Tenant Board

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 10, 2022 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

- * Refer to section A on the attached Summary of Calculations.
- ** Refer to section B on the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

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A. Amount the Tenant must pay if the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	July 15, 2020 to October 8, 2020	\$6,554.25
Less the amount the Tenant paid to the Landlord		-\$14,100.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 9, 2020 to June 28, 2021	\$20,319.38
Less the rent deposit:		-\$2,350.00
Less the interest owing on the rent deposit:	June 16, 2020 to October 8, 2020	-\$16.43
NSF cheque charges:		\$14.00
Administration charges related to NSF cheque charges:		\$40.00
Amount owing to the Landlord on the order date: (total of previous boxes)		\$10,461.20
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting June 29, 2021:		\$77.26 (per day)
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$10,647.20, + \$77.26 per day starting June 29, 2021

B. Amount the Tenant must pay to void the eviction order and continue the tenancy:

Reasons for amount owing	Period	Amount
Arrears:	July 15, 2020 to July 14, 2021	\$28,200.00
Less the amount the Tenant paid to the Landlord		\$14,100.00
NSF cheque charges		\$14.00
Administration charges related to NSF cheque charges		\$40.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before July 9, 2021	\$14,340.00